



WATTS & CO
PROPERTY DONE PROPERLY



Kennerleigh Crescent
Crossgates, Leeds LS15 8RS

£165,000

Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Shower Room
- Dining Kitchen
- Good Sized Living Room
- Garage & Off Street Parking
- Garden To The Front & Rear
- Popular Crossgates Location
- Central Heating & Double Glazing
- Great Commuter Links

Full Description

Watts & Co are pleased to welcome to the market this TWO BEDROOM BUNGALOW in the popular location of CROSSGATES. The property benefits from a good sized living room, a DINING KITCHEN, a shower room, off street parking leading to the GARAGE and garden to the FRONT & REAR. The property is situated only a short drive away from CROSSGATES HIGH STREET and close to motorways for commuters. The property requires some MODERNISING throughout for personal taste. Early viewing highly recommended!

KITCHEN/DINER

19' 11" x 8' 7" (6.08m x 2.63m)

The kitchen diner briefly comprises of; a fitted kitchen with a range of wall and base units with complimentary work surface, a sink and drainer unit, partly tiled, built in electric fan assisted oven and gas hobs with cooker hood over, the alarm panel, a useful storage cupboard housing the central heating boiler, a gas central heating radiator, double glazed windows facing to the side and rear of the property and two uPVC doors leading to the side and rear of the property.

HALLWAY

The hallway has access to the loft.

LIVING ROOM

14' 11" x 11' 5" (4.55m x 3.50m)

The living room briefly comprises of; a gas fire with surround, a bay window which is double glazed, a gas central heating radiator and a TV point.



BEDROOM ONE

8' 3" x 15' 5" (2.53m x 4.70m)

The master bedroom briefly comprises of; a range of fitted wardrobes, a gas central heating radiator and a double glazed window facing to the rear.

Please note, the smaller measurement is to the front of the wardrobe doors.

BEDROOM TWO

8' 11" x 6' 11" (2.73m x 2.13m)

The second bedroom briefly comprises of; a built in wardrobe, a gas central heating radiator and a double glazed window facing to the front of the property.

SHOWER ROOM

8' 9" x 5' 8" (2.69m x 1.74m)

The shower room briefly comprises of; a shower cubicle, fully tiled, a WC, a wash hand basin, a gas central heating radiator and a double glazed window facing to the side of the property.

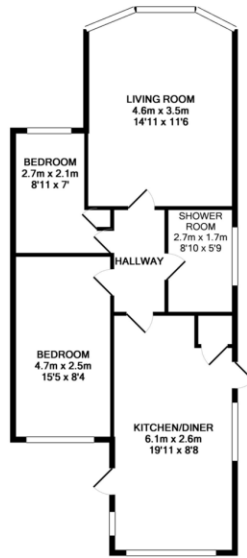
GARAGE

The garage has a driveway leading up and briefly comprises of; up & over doors, internal light and an external security light and a single glazed window facing to the side of the garage.

TO THE OUTSIDE

To the front of the property you will find a driveway with 2 sets of double gates leading down the driveway, a paved area with shrubbery and an outside tap on the side of the property.

To the rear, it is mainly paved with some shrubbery and decorative pebbles.



TOTAL APPROX. FLOOR AREA 64.4 SQ.M. (693 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2017

%epcGraph_c_1_339%

Office 8
 Burley Hill Trading
 Estate
 Leeds
 West Yorkshire
 LS4 2PL

www.morrison-watts.co.uk
 info@watts-co.co.uk
 0113 2785555

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements